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Biology Letter Report

From: Vince Scheidt, Certified Biological Consultant 

Date: ~~Revised November 9, 2009~~
~~Revised June 18, 2010~~
Revised August 2, 2010

**RE: Biological Resources, Project Impacts, and Mitigation:
The Polselli Property, REZ 08-002, La Presa**

This Biology Letter Report presents the findings of a biological resources field study of the Polselli property in the La Presa area of southern San Diego County. The project site is located south of San Carlos Street and is bounded on the east and west by the proposed future extensions of La Presa Avenue and Maria Avenue, respectively. To the north, northeast, and west the site adjoins single family residential development. To the south and southeast are relatively undisturbed areas, with the Sweetwater Reservoir located approximately 0.17 miles to the south. Open lands lie between the site and the reservoir, although a Caltrans right-of-way for the future construction of SR 54 is present immediately to the south of the REZ 08-002 project site. The purpose of this study was to identify the site's flora and fauna (Table 1), the onsite habitat-types (Figure 1), identify potential project impacts, and propose mitigation as required, pursuant to the California Environmental Quality Act (CEQA) and the County's Biological Mitigation Ordinance (BMO).

A prior biological survey of this site was completed by Affinis in 1990 (*Biological Survey Report for the Polselli Property, L-1979, Log No. 90-19-1*). Data collected during the Affinis study has been incorporated into this report, although the impact assessment and mitigation recommendations are based on the most current CEQA standards.

In 1991, Mr. Fred Sproul removed all specimens of Coast Barrel Cactus (*Ferocactus viridescens*) from the western half of the REZ 08-002 project site for salvage and transfer to the Tree of Live Nursery in San Juan Capistrano. This removal was in response to the requirements entailed in the letter of May 21, 1991 for L1979, Log No. 90-91-1. This salvage effort explains why no specimens of this species currently remain on western half of the subject property. A copy of the letter describing the salvage is attached (Attachment A).

PROJECT DESCRIPTION

The REZ 08-002 project proposes grading for construction of the extensions of Maria Avenue and La Presa Avenue from their respective intersections with San Carlos Street and grading associated with development of twelve lots (APN 584-200-36, -66, -67, & -70-78). Two of these lots are currently developed (lots 70 and 36) with a house and patio, although the remaining ten are in a mostly natural state. Homes are currently proposed for eight of the undeveloped lots, the other two will be developed with turnarounds for the extensions of Maria Avenue and La Presa Avenue, respectively. It is anticipated that development of the REZ 08-002 project site will result in the removal of all native vegetation from the property. The project proposes a freestanding masonry wall for fire protection to be located along the southern boundary of the site. Because this wall does not extend along the eastern property boundary, the Fire Protection Plan has indicated that the project will require 30 feet of offsite fire clearing along its eastern boundary on the APN 584-200-34 property. This is equivalent to 75 feet of fire clearing from the proposed home on APN 584-200-76. The County has indicated that an easement must be obtained over the offsite fire clearing area granting permission to perform the required ongoing fuel management.

METHODS

Vincent N. Scheidt, Certified Biological Consultant, conducted a new baseline field survey of the Polselli property on 6 September 2006. Julia L. Groebner, Field Biologist, assisted with the field study. Weather conditions were conducive to field surveying, with clear skies, temperatures in the high 80's, and a light southwesterly breeze. The property was slowly walked, and 100 percent of the property was examined during the survey. Naturalized plants and animals identified in association with the subject site were recorded and are listed in Table 1.

On 29 April 2010, Mr. Scheidt and Ms. Groebner completed a follow-up field survey of the area proposed to be impacted by offsite fire clearing. The purpose of this survey was to assess the potential offsite impacts to biological resources. Weather conditions during this survey period were characterized by mostly clear skies, temperatures in the low 60's, and a moderate westerly breeze.

An additional follow-up survey of the property and the offsite fire clearing area occurred on 12 May 2010. This spring survey was conducted specifically to determine the presence/absence of Orcutt's Brodiaea (*Brodiaea orcuttii*) on the project site and within the offsite fire clearing area. Field conditions on this date were conducive to surveying for this species, and were characterized by clear skies, temperatures in the low 70's, and a westerly breeze. During the survey, Mr. Scheidt and Ms. Groebner walked linear transects at three meter intervals through all areas of suitable habitat onsite.

Plants were identified *in situ* or based on samples collected in the field and later keyed to the most

reasonably definitive taxonomic level. A number of additional species would probably have been detected in the winter/spring months (rainy season), although at least 80% of the plants occurring on this site were likely recorded. A variety of annuals and ephemeral species, not detectable in September, would be visible during the rainy season. Floral nomenclature used in this report follows Hickman (1993) and others. Plant communities follow Holland (1996, as amended).

Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species detected were recorded. Animal nomenclature used in this report is taken from American Ornithologist's Union (1983, as updated) for birds, and Jones, *et. al* (1992) for mammals.

As a result of this study, we are able to summarize the following biological issues as they relate to site development as proposed:

HABITATS

The Polselli property supports three broadly overlapping plant associations. These are sage scrub, disturbance-responsive vegetation, and development in the form of roads, etc. The onsite habitats (Figure 1) include the following:

Diegan Coastal Sage Scrub (Holland Code 32500) – 0.25 acre onsite + 0.06 acre offsite

The site supports three discontinuous patches of Diegan Coastal Sage Scrub (CSS) towards its center and southern end. Indicators include California Sagebrush (*Artemisia californica*), Flat-top Buckwheat (*Eriogonum fasciculatum*), Jojoba (*Simmondsia chinensis*), and other soft-woody shrubs. Also present are various stem succulents, including Coast Cholla (*Opuntia prolifer*) and others. This habitat-type continues offsite to the south and east. Diegan Coastal Sage Scrub is a Tier II habitat type as defined by the BMO. The biological resource value of this habitat-type is low due to fragmentation.

Disturbed Habitat (Holland Code 11300) – 0.91 acre

Disturbed Habitat (DH), in the form of dirt roads and cleared areas, is found over much of the site. These areas have been cleared of vegetation, presumably in compliance with brush management regulations for the adjoining (offsite) residential development or for other reasons (e.g.: geotechnical testing). Currently, these areas support mostly bare dirt with a few weedy species such as brome grasses (*Bromus*), mustard (*Brassica*), and similar annuals. Although the biological resource value of this habitat-type is low, parts of the site have begun to regrow with CSS species and would likely revert to high-value habitat if undisturbed in the future.

Urban/Developed (Holland Code 12000) – 0.40 acre

Urban/Developed (UD) habitat is found in association with existing single-family homes on the northern end of the site and to the north, northeast, and west of the project site. The biological resource value of this habitat-type is low.

WETLANDS

Wetlands and jurisdictional “waters” are not present on the project site. The site does not support hydrophytes, hydric soils, or wetlands hydrology. Furthermore, we saw no drainages that support a “bed-and-bank”, an ordinary high water mark (OHWM), or any other signs of wetlands or “waters”.

FLORA AND FAUNA

Forty-two species of vascular plants and forty species of animals were detected during the field survey of the property. These are listed in Table 1. This list represents a characteristic flora and fauna associated with CSS and disturbed habitats in this part of San Diego County. Most of the species detected are common to this area, although two are considered “sensitive”. These are discussed below.

SENSITIVE SPECIES

Three sensitive plant species and one sensitive animal species were detected during the site survey. These are San Diego County Needle Grass, Coast Barrel Cactus, San Diego County Viguiera, and California Gnatcatcher. Each of these is discussed below:

San Diego County Needle Grass

Achnatherum diegoensis

Listing: CNPS List 4: R-E-D Code 1-2-1

County status: San Diego County Sensitive Plant List (DPLU, 1995)

BMO “Group D” plant (DPLU, 2001)

Federal/State status: none

Distribution: San Diego County, certain Channel Islands, and Baja California, Mexico

Habitat: Chaparral and Sage Scrub ecotone, often along dry incised drainages

Status on Site: A single specimen was observed at the southeastern corner of the property. Other specimens may be present, but were missed due to the season of the survey.

Coast Barrel Cactus

Ferocactus viridescens

Listing: CNPS List 2: R-E-D code 1-3-1

County status: San Diego County Sensitive Plant List (DPLU, 1995)

BMO “Group B” Plant (DPLU, 2001)

State status: none

Federal status: “Species of Concern” (USFWS, 2003)

Distribution: Coastal areas of northern San Diego south into northern Baja California, Mexico. Reported localities in San Diego County include San Luis Rey River, Poway, Rose Canyon, Torrey Pines, Otay Mesa, and others.

Habitat(s): Occurs on dry slopes in coastal sage scrub and chaparral. Usually most abundant on south or west-facing gentle slopes

Status on Site: Approximately 30 mature specimens are present on the eastern half of

the property. An additional 15 specimens are present immediately to the south of the project site within the Caltrans right-of-way, and an additional 14 specimens are present immediately to the east of the property in the offsite fire clearing area.

San Diego County Viguiera

Viguiera laciniata

Listing: CNPS List 4: R-E-D Code 1-2-1

County status: San Diego County Sensitive Plants List (DPLU, 1994)

BMO "Group D" Plant (DPLU, 2001)

Federal/State status: none

Distribution: This distinctive species occurs from about Mission Valley in central San Diego County south to adjacent areas in northern Baja California along the coast and in foothill areas. Reported localities in San Diego County include Mission Valley, La Mesa, El Cajon, Portrero, Dehesa, Otay, and Tecate. Many populations are threatened by development, although it remains common where it occurs. Also found in Orange County.

Habitat: This species occurs in coastal sage scrub, maritime scrub, and xeric chaparral, occasionally as a co-dominant.

Status on Site: San Diego County Viguiera is a co-dominant in the CSS onsite, occurring by the dozens throughout the vegetation.

California Gnatcatcher

Poliophtila californica

Listing: "Species of Local Concern" (Tate, 1986)

"Declining" (Unitt, 1984)

County status: San Diego County "Sensitive Bird" List (DPLU, 1995)

State status: "California Species of Special Concern" (CDFG, 2003)

Federal status: "THREATENED" (USFWS, 2005)

Distribution: From Ventura County south to northern Baja California, Mexico

Habitat(s): Resident in coastal scrubs and chaparral scrub habitats

Status on site: A pair of gnatcatchers and a fledgling were observed foraging near the southern end of the property and offsite to the south.

Two additional sensitive species were reported as having been detected onsite in 1990. These are San Diego Cactus Wren and Bewick's Wren:

San Diego Cactus Wren

Campylorhynchus brunneicapillus sandiegensis

Listing: Declining" (Unitt, 1984).

"Species of Special Concern" (NAS, 1990)

State status: "California Species of Special Concern" (CDFG, 2004)

Federal status: "Species of Concern" (USFWS, 2002)

Distribution: Occurs in cismontane southern California in areas supporting thickets of *Opuntia*.

Habitat(s): Occurs primarily in open coastal sage scrub, maritime succulent scrub, and similar habitats.

Status on Site: Single specimen observed offsite in 1990. No signs of occupancy (nests, specimens, vocalizations) were noted in 2006.

Bewick's Wren

Thryomanes bewickii

Listing: "Blue List" (Tate, 1986)

County status: none

Federal/State status: none

Distribution: Western and central North America from Canada to Mexico

Habitat(s): Occupies a wide variety of habitats in San Diego County from the coast into the desert. Resident in brushy thickets, chaparral, piñon, juniper, other dense habitats

Status on Site: Reported as observed in 1990. This songbird is relatively common and ample nesting habitat is available in the vicinity.

In addition to the above, various other wide-ranging or cryptic species might be anticipated to occur on the Polselli property. The property supports potential raptor foraging habitat, due to its open nature; however, it does not support potential raptor nesting habitat, as it completely lacks tall trees. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

Orcutt's Brodiaea Presence/Absence Survey

As mentioned above, a spring survey was completed on the project site and within the offsite fire clearing area to determine if Orcutt's Brodiaea is present within these areas. This survey was completed at the recommendation of the Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Game). During the survey, all suitable areas of habitat were walked following linear transects at three meter intervals. No signs of Orcutt's Brodiaea were observed during the presence/absence survey. This species blooms between May and July, and would have been detected during the directed survey, if present. Therefore, the project site and offsite fire clearing area are considered "unoccupied" by this sensitive plant species.

OTHER BIOLOGICAL RESOURCES

Because of the Polselli property's small size and partially-developed nature, it lacks unique features or resources that would enhance its local or regional biological significance. For these reasons, local and/or regional wildlife corridors and/or linkages are not present onsite, and there is little potential for large mammals to use the site, other than urban-tolerant species (skunks, coyotes, etc). Also for these reasons, there is little potential for native wildlife nursery sites to be present on the property.

The project site does not qualify as a Biological Resource Core Area (BRCA) under the County of San Diego's Biological Mitigation Ordinance (BMO). This is because the project site is not part of the Wildlife Agencies' Pre-Approved Mitigation Area (PAMA), it is not located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species, it is not part of a regional linkage/corridor, it is isolated and has been affected by existing

development and adverse edge effects, it is not located within a block of diverse and undisturbed habitat greater than 500 acres that contributes to the conservation of sensitive species, and it does not support a high number of sensitive species or soils known to support sensitive species.

PROJECT IMPACTS

The development of the Polselli property, as currently proposed, is subject to review under CEQA and the County's BMO. This means that the County requires that project-related impacts to native habitats and species be kept to a level that is "less than significant", as defined by CEQA and consistent with the requirements of the BMO. This usually requires the adoption of mitigation measures intended to reduce "significant" impacts to "less than significant". The following impact analysis assumes that offsite fire clearing is not proposed as part of the project.

Future development of the Polselli property could result in the following losses of habitat (Table 2):

Up to 0.31 acre of Diegan Coastal Sage Scrub (0.25 acre onsite + 0.06 acre offsite)

Up to 0.91 acre of Disturbed Habitat

Up to 0.09 acre of Urban/Developed Habitat

Impacts to the first of these habitat-types are considered potentially "significant". As discussed above, the BMO and CEQA require mitigation for project impacts to sensitive habitat-types, reducing impacts to "less than significant". Impacts to the latter two habitat-types are considered "less than significant", as defined by CEQA. Neither CEQA nor the BMO require specific mitigation for these project impacts.

Also impacted could be the resident on and offsite populations of the following sensitive species: San Diego County Viguiera, Bewick's Wren (habitat only), San Diego County Needle Grass, Coast Barrel Cactus, California Gnatcatcher, San Diego Cactus Wren (habitat only), and possibly others. Impacts to these species, individually and in the aggregate, are considered "significant" as defined by CEQA. The BMO requires species-based mitigation for any impacts to Coast Barrel Cactus, the most sensitive plant on the list. Because the project site and offsite fire clearing area are considered "unoccupied" by Orcutt's Brodiaea, the project does not have the potential to impact this species, and no avoidance or mitigation measures regarding this species are necessary.

CUMULATIVE IMPACTS

According to Section 15130(a) of the State CEQA Guidelines, cumulative impacts must be discussed when project impacts, although individually limited, are cumulatively considerable. Cumulatively considerable means the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects.

At this time, the majority of the REZ 08-002 project site is disturbed or developed, providing little to no biological value resource. Approximately 0.31 acre of native habitat, in the form of CSS, exists onsite and in the offsite fire clearing area. Two homes are located on the site.

As part of the proposed REZ 08-002 project, the site would be graded to allow for the extension of Maria Avenue and La Presa Avenue to the south and the construction of eight single family homes on the remaining undeveloped legal lots. In total, these improvements will result in the removal of all native vegetation from the site and fuel management for 30 feet along the site's eastern boundary, impacting approximately 0.31 acre of CSS.

If the REZ 08-002 project was not approved, direct impacts to native habitats could be avoided, and no incremental (albeit very minor) contribution to the regional cumulative resource loss would be realized. However indirect impacts would still degrade the habitat as a result of "edge effects". This is due to the fact that this site abuts residential development on several sides. These indirect impacts would result from continued clearing of the site in association with brush management for the adjacent homes, domestic animals moving through the habitat, etc. Although build-out of all near-term projects would clearly result in cumulative biological impacts, the small size of this site, its proximity to development, and the disturbed nature of most of the habitat onsite limit impacts from a regional perspective. Therefore, cumulative impacts associated with REZ 08-002 are considered "less than significant".

The following findings relate to the REZ 08-002 project's contribution to the regional cumulative resource loss:

1. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

RESPONSE: The REZ 08-002 project will not have any substantial adverse effect on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Although four or more sensitive species are present onsite, the effects of project implementation on these species are measurably minor, with full mitigation being provided in compliance with County, state, and federal policy.

2. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

RESPONSE: The REZ 08-002 project will not have any substantial adverse effect on any riparian habitat. It will have an adverse but minor effect on Coastal Sage Scrub, a sensitive

upland habitat. Offsite mitigation will be provided to adequately compensate for the adverse effect of site development.

3. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal filling, hydrological interruption, or other means?*

RESPONSE: The REZ 08-002 project does not support any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, no wetland impacts will be realized.

4. *Would the project conflict with any local policies or ordinances protecting biological resources?*

RESPONSE: The REZ 08-002 project does not conflict with any local policies or ordinances protecting biological resources. Any project impacts that result in a loss of biological resource values will be mitigated for in full compliance with the County's Resource Protection Ordinance, the Habitat Loss Permit ordinance, and any other relevant policies or ordinances relating to biological resources.

5. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

RESPONSE: The REZ 08-002 project does not conflict with any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. The REZ 08-002 project site is within the South County MSCP planning area. This plan does not identify the REZ 08-002 project site as being part of the Wildlife Agencies' Pre-Approved Mitigation Area. The proposed development of this site will therefore be in full compliance with this or any other future habitat conservation plan insofar as all project impacts are mitigated to the full extent feasible.

6. *Does the project have impacts that are individually limited, but cumulatively considerable?*

RESPONSE: The REZ 08-002 project does not have impacts that are individually limited, but cumulatively considerable. This is because all impacts are relatively minor, and fully mitigated offsite in compliance with County policy, CEQA, and the Resource Protection Ordinance.

MITIGATION RECOMMENDATIONS

At this time, in order to reduce all project impacts to "less than significant", as defined by CEQA, and to satisfy the BMO requirements for mitigating impacts to sensitive habitats and species, the following measures are recommended (Table 2):

1. Because of the small size of the project site and limited possibilities for onsite mitigation for upland habitats, it is recommended that offsite mitigation be provided for impacts to 0.31 acre of CSS habitat. The appropriate mitigation ratio for Tier II habitats, as defined by the BMO, is 1 -to-1. This means that no less than 0.31 acre-credits of CSS or “better” habitat must be conserved offsite in a County-approved mitigation area in order to adequately mitigate for impacts to CSS.
2. Impacts to most of the resident sensitive species are “covered” via habitat-based mitigation, pursuant to the BMO. As discussed above, impacts to Coast Barrel Cactus require species-based mitigation. Therefore, all specimens of Coast Barrel Cactus that could be affected by the project (both onsite and offsite) will be transplanted to the Otay Water District’s San Miguel Habitat Management Area in Chula Vista. This location qualifies as a BRCA, pursuant to the BMO, because it is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species. The Otay Water District will allow the transplantation to occur under several conditions, which the property owners have agreed to meet (Attachment B). Per the conditions of the letter, the transplantation of the Coast Barrel Cactus specimens will be subject to a County-approved Salvage and Translocation Plan (Attachment C) and long-term management.
3. A biological revegetation specialist shall be present prior to the grading of the site for salvaging of the Coast Barrel Cactus. The revegetation specialist shall prepare a report upon completion of the salvage and translocation activities, to be submitted to the DPLU and the Wildlife Agencies.
4. In order to preclude the need for offsite fire-clearing to the south, the project includes the construction of a freestanding masonry screen wall for fire protection along the southern boundary of the site.
3. A variety of native songbirds occur onsite and some of these could nest on the property. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any known migratory songbird nesting location will not be permitted during the spring/summer songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the California Fish and Game Code and the Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors.

Should it be necessary to conduct brushing, grading, or other habitat-removal activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be

provided in a report to the Director, Department of Planning and Land Use and the Wildlife Agencies for concurrence with the conclusions and recommendations.

It should be noted that, pursuant to a Project Issue Resolution Conference held at the County on February 18, 2010, the applicant will be completing all necessary biological mitigation prior to public review, including completion of and/or providing security for any needed transplantation, offsite habitat purchase, and mitigation monitoring. Because mitigation implementation will be part of the project design it will not need to be made a condition of project approval. No other mitigation measures are recommended at this time.

Figure 1. Biological Resources - Polselli Property, La Presa

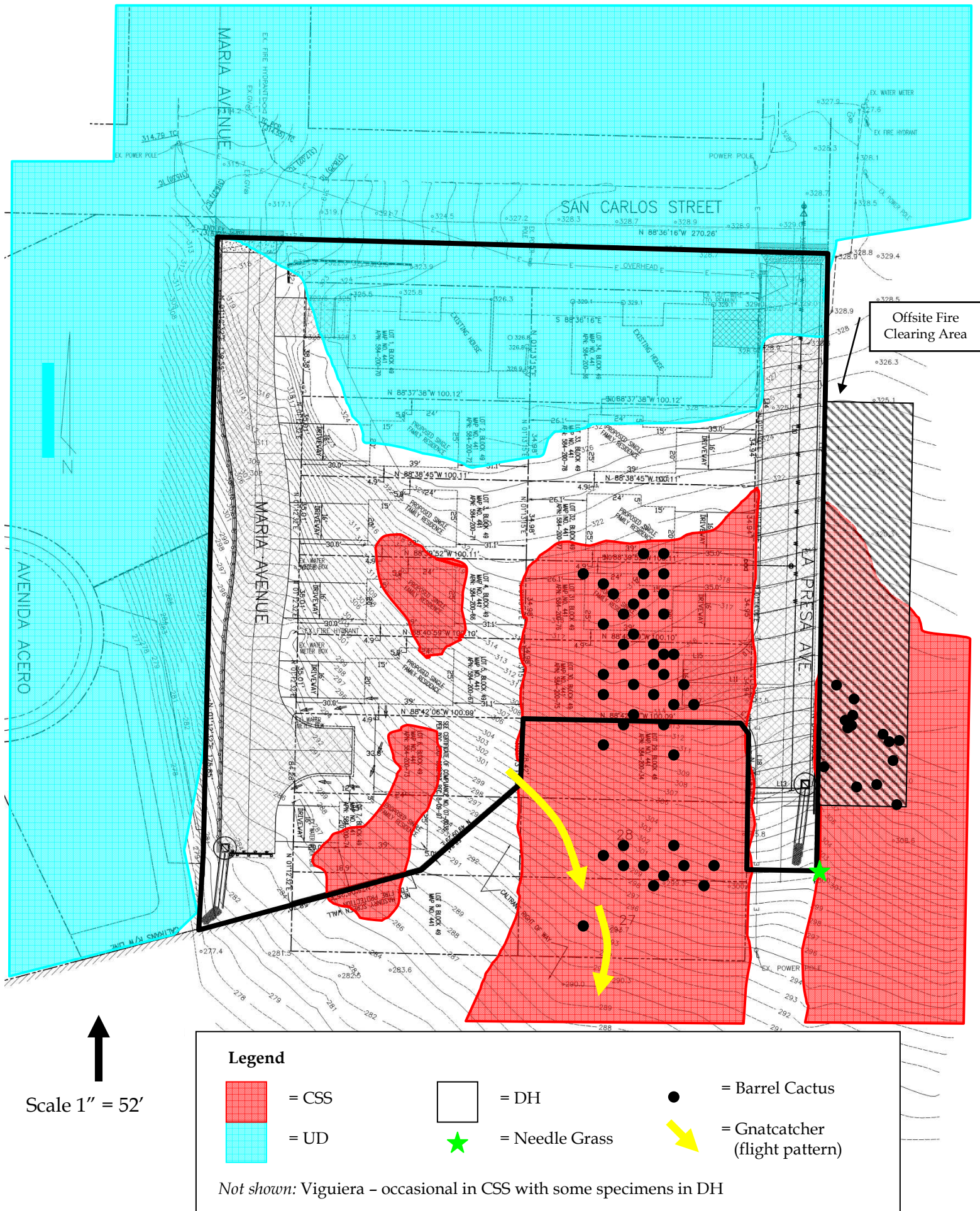


Table 1. Flora and Fauna Detected On and Adjacent to the Polselli Property, La Presa

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Achnatherum diegoensis</i>	San Diego County Needle Grass
<i>Artemisia californica</i>	California Sagebrush
<i>Atriplex semibaccata</i> *	Australian Saltbush
<i>Avena fatua</i> *	Wild Oat
<i>Brachypodium distachyon</i> *	Purple False-brome
<i>Brassica nigra</i> *	Black Mustard
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Bromus mollis</i> *	Soft Brome
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus rubens</i> *	Foxtail Brome
<i>Calochortus weedii</i>	Weed's Mariposa Lily
<i>Centaurea melitensis</i> *	Tocalote
<i>Chlorogalum parviflorum</i>	Soap Plant
<i>Chorizanthe fimbriata</i>	Fimbriate Spineflower
<i>Chorizanthe staticoides</i>	Turkish Rugging
<i>Convolvulus arvensis</i> *	Field Bindweed
<i>Cynodon dactylon</i> *	Bermuda Grass
<i>Dudleya pulverulenta</i>	Chalk Live-forever
<i>Eriogonum fasciculatum</i>	Flat-top Buckwheat
<i>Erodium</i> sp.	Stork's-bill
<i>Erodium botrys</i> *	Long-beaked Stork's-bill
<i>Ferocactus viridiscens</i>	Coast Barrel Cactus
<i>Festuca megalura</i> *	Wild Anise
<i>Haplopappus venetus</i>	Isocoma
<i>Hemizonia fasciculata</i>	Common Tarplant
<i>Hordeum murinum</i> *	Foxtail Barley
<i>Isocoma menziesii</i> var. <i>menziesii</i>	Coastal Goldenbush
<i>Lactuca serriola</i> *	Wild Lettuce
<i>Lampranthus</i> sp.	Ice Plant
<i>Lotus scoparius</i>	Deerweed
<i>Malosma laurina</i>	Laurel Sumac
<i>Malva parviflora</i> *	Cheeseweed
<i>Mirabilis californicus</i>	Wishbone Bush
<i>Opuntia littoralis</i>	Prickly Pear
<i>Opuntia prolifera</i>	Coast Cholla
<i>Pennisetum setaceum</i> *	African Fountain Grass
<i>Rhus integrifolia</i>	Lemonadeberry
<i>Salsola pestifer</i> *	Russian Thistle
<i>Simmondsia chinensis</i>	Jojoba
<i>Sonchus oleraceus</i> *	Sow Thistle
<i>Stephanomeria virgata</i>	Stephanomeria
<i>Viguiera laciniata</i>	San Diego County Viguiera
<u>Birds</u>	
<i>Agelaius phoeniceus</i>	Red-winged Blackbird
<i>Aphelocoma coerulescens</i>	Scrub Jay

Table 1. Flora and Fauna Detected On and Adjacent to the Polselli Property, La Presa

<u>Scientific Name</u>	<u>Common Name</u>
<u>Birds (cont)</u>	
<i>Archilochus costae</i>	Costa's Hummingbird
<i>Archilochus anna</i>	Anna's Hummingbird
<i>Buteo jamaicensis</i>	Red-tailed Hawk
<i>Callipepla californica</i>	California Quail
<i>Campylorhynchus brunneicapillus sandiegensis</i>	San Diego Cactus Wren (just offsite)
<i>Carduelis psaltria</i>	Lesser Goldfinch
<i>Carpodacus mexicanus</i>	Housefinch
<i>Columbia livia</i>	Rock Dove
<i>Corvus corax</i>	Common Raven
<i>Dendroica coronata</i>	Yellow-rumped Warbler
<i>Falco sparverius</i>	American Kestrel
<i>Geothlypis trichas</i>	Common Yellowthroat
<i>Hirundo rustica</i>	Barn Swallow
<i>Hirundo pyrrhonota</i>	Cliff Swallow
<i>Icteria cucullaria</i>	Hooded Oriole
<i>Icterus galbula</i>	Northern Oriole
<i>Melospiza melodia</i>	Song Sparrow
<i>Mimus polyglottos</i>	Mockingbird
<i>Molothrus ater</i>	Brown-headed Cowbird
<i>Passer domesticus</i>	House Sparrow
<i>Passerina caerulea</i>	Blue Grosbeak
<i>Pipilo crissalis</i>	California Towhee
<i>Polioptila californica</i>	California Gnatcatcher
<i>Psaltiriparus minimus</i>	Bushtit
<i>Sayornis nigricans</i>	Black Phoebe
<i>Stelgidopteryx ruficollis</i>	Rough-winged Swallow
<i>Sturnella neglecta</i>	Western Meadowlark
<i>Sturnus vulgaris</i>	Starling
<i>Thryomanes bewickii</i>	Bewick's Wren
<i>Tyrannus verticalis</i>	Western Kingbird
<i>Tyrannus vociferans</i>	Cassin's Kingbird
<i>Zenaida macroura</i>	Mourning Dove
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow
<u>Mammals</u>	
<i>Canis latrans</i>	Coyote
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus audubonii</i>	Desert Cottontail Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Uta stansburiana</i>	Side-blotched Lizard

Total - 42 plants and 40 animals (some reported in 1990 Affinis report only)

* - non-native taxon

bold - sensitive taxon

Table 2. Impact and Mitigation Analysis – Polselli Property, La Presa

<u>Biological Resource</u>	<u>Total Onsite</u>	<u>Impacted</u>	<u>Offsite Mitigation Required</u> ¹
Coastal Sage Scrub	0.25 acre	0.25 acre	0.25 acre-credits (0.25 acre @ 1:1)
Disturbed Habitat	0.91 acre	0.91 acre	none
Urban/Developed Habitat	0.40 acre	0.09 acre	none
San Diego County Needle Grass	1 specimen	1 specimen	habitat-based mitigation
Coast Barrel Cactus	30 specimens	30 specimens	salvage and translocation
San Diego County Viguiera	Dozens	Dozens	habitat-based mitigation
California Gnatcatcher	3 specimens	habitat	habitat-based mitigation
Bewick's Wren	habitat only	habitat	habitat-based mitigation
San Diego Cactus Wren	habitat only	habitat	habitat-based mitigation
<hr/>			
<u>Biological Resource</u>	<u>Total Offsite</u>	<u>Impacted</u>	<u>Offsite Mitigation Required</u> ²
Coastal Sage Scrub	0.06 acre	0.06 acre	0.06 acre-credits (0.06 acre @ 1:1)
Coast Barrel Cactus	14 specimens	14 specimens	salvage and translocation
<hr/>			
Totals	1.62 acres	1.31 acres	0.31 acre-credits of CSS

¹ - Assuming that mitigation occurs offsite in a County-approved location

² - Assuming that mitigation occurs offsite in a County-approved location

Table 3. Sensitive Species Known from the Vicinity - Polselli Property, La Presa

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Table 3. Sensitive Species Known from the Vicinity - Polselli Property, La Presa

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Juniper-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Occurrence	
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit					✓	✓	✓		✓	✓	✓	✓											M
<i>Lotus crassifolius otayensis</i>	Otay mountain lotus						✓						✓											L
<i>Lycaena hermes</i>	Hermes copper					✓	✓				✓													L
<i>Machaeranthera juncea</i>	Rush-like bristle bush					✓					✓													M
<i>Monardella hypoleuca lanata</i>	Felt leaved rock mint						✓				✓													L
<i>Myotis ciliolabrum</i>	Small-footed myotis						✓		✓	✓	✓	✓	✓	✓			✓				✓			M
<i>Myotis evotis</i>	Long eared myotis						✓		✓	✓	✓	✓	✓	✓						✓				M
<i>Myotis thysanodes</i>	Fringed myotis						✓		✓	✓	✓	✓	✓	✓						✓				M
<i>Myotis volans</i>	Long legged myotis						✓		✓	✓	✓	✓	✓	✓						✓				M
<i>Myotis yumanensis</i>	Yuma myotis					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓		✓		M
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat					✓			✓	✓	✓													M
<i>Nolina interrata</i>	Dehesa beargrass			✓			✓				✓													L
<i>Nyctinomops macrotis</i>	Big free-tailed bat					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		M
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		M
<i>Odocoileus hemionus</i>	Southern mule deer					✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓				L
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse					✓	✓	✓			✓													L
<i>Perognathus longimembris brevinasus</i>	Los Angeles little pocket mouse					✓	✓	✓		✓	✓											✓		L
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard					✓	✓	✓	✓		✓	✓												M
<i>Piperia cooperi</i>	Cooper's rein orchard					✓	✓	✓																L
<i>Piperia leptopetala</i>	Narrow-petaled rein orchard					✓	✓	✓																L
<i>Polygala cornuta fishiae</i>	Fish's milkwort						✓				✓													L
<i>Quercus cedroensis</i>	Cedros Island oak						✓						✓											L
<i>Ribes canthariforme</i>	Morena currant						✓																	L
<i>Salvadora hexalepis virgultea</i>	Coast patch-nosed snake					✓	✓				✓			✓										M
<i>Satureja chandleri</i>	San Miguel savory						✓				✓													L
<i>Scaphiopus hammondi</i>	Western spadefoot toad					✓	✓	✓	✓	✓	✓				✓					✓				M
<i>Senecio ganderi</i>	Gander's butterweed				✓		✓				✓													L
<i>Taxidea taxus</i>	American badger					✓	✓	✓		✓	✓	✓		✓		✓	✓				✓			L
<i>Tetracoccus dioicus</i>	Parry's tetracoccus						✓				✓													L

Probability of Occurrence Codes with Rational for Ranking:

L - Low Probability; rare species in area, and no significant habitat (animals), or distinctive perennial that would not have been missed if present onsite (perennial plants), or soil types, hydrology, etc. not appropriate (ephemeral plants).

M - Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals), or could occur onsite, but very rare, and/or poorly known (plants)

H - High Probability; certain to occur onsite on a regular basis (animals), but cryptic, or ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants)

O - Observed; see text for detailed discussion.

Attachment A

Letter from Fred Sproul describing salvage of Coast Barrel Cactus from portion of Polselli Property

Fred T. Sproul
14353 Mussey Grade Road
Ramona, California 92065
(619) 789-8136

Date: October 21, 1991

To: Mr. Dino Polsell, and to DPW County of San Diego

Regarding: San Diego Coast Barrel Cactus relocation.

In response to the requirements entailed in the letter of May 21, 1991 (L1979, Log No. 90-91-1 from Dennis Verrilli) by the County of San Diego California, this is a summary of the activities that describe the completion of the required "transplant and appropriate relocation" of some barrel cacti on property belonging to Mr. Dino Polsell.

On 8/10/91, Fred Sproul dug all cacti that could be found on the aforementioned property with the instruction of Mr. Polsell as to their reported location and the limits of his property.

Eleven cacti were located, flagged and individually marked to distinguish their orientation toward the South. They were dug by adequately loosening the soil on all sides, then gently pried upward against soil materials or rocks and without separating head from cortex. All were successfully dug and are stored by Fred T. Sproul in the interim while a suitable transplant site was being located.

Criteria for a suitable natural transplant site should include a like substrate, or one which already is occupied by such cacti. A suitable area must also have some permanently protected status. Several such areas were investigated as potential reintroduction areas, though official consent and future protection have been difficult to obtain or insure. Therefore these cacti have been offered to the Tree of Life Native Plant Nursery, a highly creditable firm which has been instrumental in growing and distributing many sensitive California plant species. Mr. Mike Evans, co-owner of Tree of Life has agreed to accept the barrel cacti from Mr. Polsell's property. The delivery of these eleven cacti will be made on 26 October 1991.

If there is any further need of my consultation regarding this project please write me at the above address.

Respectfully,

Fred T. Sproul

Attachment B

Letter from the Otay Water District regarding Coast Barrel Cactus transplantation

APR-29-2007 15:53 FROM-

+16196708820

T-032 P.002/003 F-923

*...Dedicated to Community Service*2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 619-8222, AREA CODE 619 www.otaywater.gov

April 25, 2007

Dictionary Hill Developers
3333 Midway Drive, Suite 201
San Diego, CA 92011
Attn: Jerry Gaughan**SUBJECT: Barrel Cactus Transplantation**

Dear Mr. Gaughan:

This letter is to inform you that the Otay Water District will accept the transplant of your colonies of Barrel Cactus at our San Miguel Habitat Management Area located in Chula Vista. There are several conditions that must be agreed upon and met before the District will allow the transplantation to occur. These conditions are listed below.

- The transplant operation must be coordinated through D&D Wildlife Habitat Restoration, Inc., 9143 Harness St., Spring Valley, CA 91977. The contact person is Douglas W. McKinney and his telephone number is (619) 667-3707.
- The cost for all aspects of the transplant process, including any monitoring after the transplant has occurred, is your responsibility as the owner of the land from which the Barrel Cactus is being removed.
- Otay Water District will not be responsible for the success of the transplant of the Barrel Cactus colonies at our San Miguel Habitat Management Area. The District will treat the transplanted colonies as we do any other plant species that are growing in our Habitat Management Area but we will not accept responsibility if the plants fail to thrive after they are transplanted. If the Barrel Cactus colonies do fail to thrive after transplant, any penalties that may be imposed by any of the Resource Agencies involved will be your responsibility as the original owner of the Barrel Cactus.
- Copies of all reports concerning the transplant of the Barrel Cactus should be sent to my attention at the Otay Water District. At a minimum, I will be expecting a report that details the plan of action for the transplant operation, including the dates when the transplant will occur.

The Otay Water District is glad that we can help you in your efforts to preserve the colonies of Barrel Cactus that are growing on your property. Please confirm your acceptance of the four

PR-25-2007 15:58 FROM-

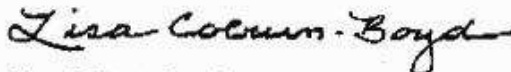
+16196708920

T-032 P.003/003 F-023

Page 2 of 2
Dictionary Hill Developers
Barrel Cactus Transplantation
April 13, 2007

conditions detailed above in a letter to the Otay Water District, to my attention. Please do not hesitate to call me at (619) 670-2219, if you have any questions or need any additional information.

Sincerely,
OTAY WATER DISTRICT



Lisa Coburn-Boyd
Environmental Compliance Specialist

cc: KailashMozumder, Jones & Stokes
Douglas McKinney, D&D Wildlife
Rod Posada, OWD
Ron Ripberger, OWD

Attachment C

Salvage and Transplantation Plan for Coast Barrel Cactus